

**ZONING AND PLATTING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-2016-0287C **ZAP COMMISSION:** March 21, 2017

ADDRESS: 11112 Old San Antonio Rd. **DISTRICT:** 5

WATERSHED: Onion Creek (Suburban)

AREA: 2.51 Acres

EXISTING ZONING: P- Public

PROJECT NAME: Austin Onion Creek Fire and EMS Station

PROPOSED USE: Construction of a new 9626 sf Fire and EMS Station facility with associated improvements, including parking, landscaping, ponds and utilities.

APPLICANT: City of Austin (Craig Russell)
505 Barton Springs Rd., Suite 900
Austin, TX 78704
(512) 974-7157

AGENT: Chan and Partners, LLC (John King)
4319 James Casey, Ste. 300
Austin, Texas 78745
(523) 480-8155

NEIGHBORHOOD ORGANIZATION:

Far South Austin Community Association
Onion Creek HOA

AREA STUDY: N/A

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive Watershed Ordinance

CAPITOL VIEW: Not in View Corridor

T.I.A.: Not Required

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of the conditional use permit. The site will comply with all requirements of the Land Development Code prior to its release

PLANNING COMMISSION ACTION: 3-21-2017

CASE MANAGER: Lynda Courtney Telephone: 974-2810
Lynda.Courtney@ci.austin.tx.us

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

A conditional use site plan must:

1. Comply with the requirements of this title; **Staff response: This application complies with the requirements of this title.**
2. Comply with the objectives and purposes of the zoning district; **Staff response: This application complies with the objectives and purposes of the zoning district. P zoning is used for municipal or public use. This proposal is to construct a Safety Services facility with Fire and EMS.**
3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site; **Staff response: The building size, setback, layout, and associated improvements are compatible with the abutting sites in all of these cases. The proposed project will not change the existing drainage patterns.**
4. Provide adequate and convenient off-street parking and loading facilities; **Staff response: The proposed parking is adequate. This is not a publically accessed site.**
5. Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects; **Staff response: The proposed project does not contribute to any of these adverse effects. The detention and water quality ponds ensure onsite flood control and water quality of runoff.**

A Conditional Use Site Plan May Not:

1. More adversely affect an adjoining site than would a permitted use; **Staff response: The site plan will conform with all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site than would a permitted use.**
2. adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; **Staff response: Access is limited into the site. Vehicular and pedestrian circulation is not affected.**
3. adversely affects an adjacent property or traffic control through the location, lighting, or type of signs; **Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.**

CITY OF AUSTIN – DEVELOPMENT SERVICES DEPARTMENT
SITE PLAN APPLICATION – MASTER COMMENT REPORT

CASE NUMBER: SPC-2016-0287C
REVISION #: 00
CASE MANAGER: Lynda Courtney
UPDATE: U3
PHONE #: 512-974-2810

PROJECT NAME: Austin Onion Creek Fire & EMS Station
LOCATION: 11112 OLD SAN ANTONIO RD

SUBMITTAL DATE: December 30, 2016
REPORT DUE DATE: January 11, 2017
FINAL REPORT DATE: January 23, 2017
12 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78767.

UPDATE DEADLINE (LDC 25-5-113):

It is the responsibility of the applicant or their agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is August 6, 2017.**

Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

UPDATE SUBMITTALS:

An informal update submittal is required. You must submit the distribution to the case manager. Updates may be submitted between 8:30 am and 4:00 pm. No appointment is necessary. Updates are now required to be submitted within a specific time period or the project will be considered inactive. A fee is required to return the project to active status and to submit a formal update. Additionally, updates beginning at the 4th (U4) require an update fee prior to submitting a formal update.

Please submit 5.0 copies of the plans and 6.0 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility Development Services.

REVIEWERS:

Planner 1: Cindy Casillas
Heritage Tree Review: Patti Dodson
Environmental: Mike McDougal
Site Plan: Lynda Courtney
Transportation Planning: Danielle Morin
AW Utility Development Services : Neil Kepple
AW Pipeline Engineering: Jeff Betts

Drainage Construction Review - Joydeep Goswami - 512-974-3568

DATE REVIEWED: 01/10/17
UPDATE #: U3
NO COMMENTS AT THIS TIME.

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

Additional Comment

DC 8. **U3:** Comment cleared.

Heritage Tree Review - Patti Dodson - 512-974-9371

Update #3:

HT1 An administrative variance is required to request removal of tree#109 (26" Texas Ash). The following items are required to review the request:

1. Please provide a variance request memo on letterhead via email. Please read LDC 25-8-642 to prepare the memo.
2. Letter shall include applicant findings per the LDC and provide alternative layouts demonstrating preservation is not feasible.
3. Please pay the \$250 administrative variance fee.

Update #2: Thank you for sending the administrative variance letter for tree #109. Comment can be cleared once the administrative variance fee is paid. Fees were increased with the new fiscal year. The new heritage tree administrative variance fee is \$430.

Update #3: Comment pending payment of the heritage tree administrative variance fee.

Environmental Review - Mike McDougal - 512-974-6380

Update #3 – Friday, January 13, 2017

EV 01 through EV 08 Update #3 Comments cleared.

EV 09 Update #3 The ESC fiscal estimate has been approved. This comment is pending posting of ESC fiscal surety. Please note that fiscal surety is accepted during the following hours: Monday – Thursday 8:00 – 11:30 & 1:00 – 3:30 AND Friday 8:00 – 11:30

EV 10 Update #3 Payment of the landscape inspection fee is required prior to permit/site plan approval. Please obtain the invoice at Intake on the fourth floor. For questions regarding landscape fee amount, please call 512-974-6338. Payment of the fee is made at the first floor Cashier's Window. Upon payment, please notify the environmental reviewer.

EV 11 through EV 13 Update #3 Comments cleared.

Site Plan Review - Lynda Courtney - 512-974-2810

SP 1. **FYI:** This site is zoned P-public and is over 1 acre in size. It will require approval by Zoning and Platting Commission of a CUP (Conditional Use Permit). The public hearing will be scheduled after all substantive comments are addressed, and an additional notification fee will be assessed, as a new notification will be sent out prior to the meeting. (25-2-625)

SP 2-10. Comment addressed.

Transportation Planning - Danielle Morin - 512-974-1605

ACCESSIBILITY - NEW CONSTRUCTION

TR1. ***U1: Comment CLEARED.***

TR2. ***U1: Comment CLEARED.***

TR3. ***U1: Comment CLEARED.***

TR4. ***U1: Comment CLEARED.***

SUBURBAN ROADWAY

TR5. ***U3: Comment cleared; see TR6.***

TR6. ***U3: Comment cleared; AEC approved to flip the clear and planting zones due to existing electric easements – applicant will now proposed an enlarged 7 foot clear zone and a 8 foot planting zone.***

TR7. Where required, the sidewalk shall extend onto private property to fulfill the 12-foot minimum requirement, with a sidewalk easement provided (§2.2.4.B, §2.2.3.B). Provide an additional two feet within the easement for maintenance purposes. TCM, 4.2.1, 4.2.2.
U1: Comment PENDING; please provide Design Commission AEC documentation. Please provide the sidewalk easement for review.
U2: Comment not cleared; additional information is needed, as the Design Commission does not grant AEC waivers, nor were any previously approved AEC information provided to this reviewer.
U3: Comment not cleared.

TR8. ***U3: Comment cleared; AEC approved due to site specific constraints; additional pedestrian path and bicycle parking is provided.***

TR9. ***U3: Comment cleared; this comment has been addressed and does not require an AEC.***

CONNECTIVITY IMPROVEMENTS FOR ALL ROADWAY TYPES:

- Projects with a net site area of < 3 acres that have parking between the building and the principal street in all zoning districts

TR10. ***U3: Comment cleared.***

TR11. ***U2: Comment cleared; this project is not proposing parking in excess of 125%.***

SIDEWALKS:

- TR12. Raised curbs on driveways must terminate at sidewalks. Indicate the termination of curbs and show the standard driveway detail. Do not show curb ramps at the driveway. TCM, 5.3.1.E; COA Std. No. 433-2.
U1: Comment PENDING; please provide Design Commission AEC documentation.
U2: Comment not cleared; additional information is needed, as the Design Commission does not grant AEC waivers, nor were any previously approved AEC information provided to this reviewer.
U3: Comment not cleared; please provide this reviewer with Dr. Hadley's final approval.
- TR13. Sidewalks on State-maintained roadways must be approved by the Texas Department of Transportation. TCM, 4.2.5. A written sign-off from TxDOT is required prior to site plan release.
U1: Comment PENDING.
U2: Comment not cleared.
U3: Comment will be cleared with TxDOT's signature on the final plan set.
- TR14. Show the standard sidewalk detail (COA Standard No. 432S-1, adopted 3/26/2008).
U1: Comment PENDING; if any deviations from the City Standards are proposed, please provide a PDF of the proposed deviations for PWD review.
U2: Comment not cleared; an email was sent to the applicant, which includes Dr. Hadley's response to the proposed sidewalk and driveway design; additional modifications/clarifications are required.
U3: Comment not cleared; please provide this reviewer with Dr. Hadley's final approval.
- TR15. Sidewalks are required along State highways except where prohibited by the Texas Department of Transportation. TCM, 4.2.5.
U1: Comment PENDING.
U2: Comment not cleared; TxDOT sign-off is required.
U3: Comment will be cleared with TxDOT's signature on the final plan set.
- TR16. Alternative sidewalk materials, designs, or methods of construction may be substituted for a conventional sidewalk with the approval of the construction engineer, if such alternatives are sufficient, safe, durable, and equivalent to the standards set out in the Code and the Transportation Criteria Manual. LDC, 25-6-294; TCM, 4.2.2. ***(This comment also applies to the proposed reconstruction of the driveway to the south). Please provide this reviewer with specific details in order for PWD to conduct a thorough review.***
U1: Comment PENDING; please provide plans for PWD review.
U2: Comment not cleared; an email was sent to the applicant, which includes Dr. Hadley's response to the proposed sidewalk and driveway design; additional modifications/clarifications are required.
U3: Comment not cleared; please provide this reviewer with Dr. Hadley's final approval.

RIGHT-OF-WAY

- TR17. ***U1: Comment CLEARED.***
- TR18. ***U1: Comment CLEARED.***
- TR19. ***U1: Comment CLEARED; speed limit signage approved by Anna Martin on 08/10/16.***

PARKING

- TR20. ***Comment cleared; a special parking determination was provided to the applicant, and a copy is required to be placed on the final plan set.***
- TR21. ***U2: Comment cleared.***

TR22. ***U1: Comment CLEARED.***

INTERNAL CIRCULATION

TR23. ***U3: Comment cleared due to EMS and AFD's specific site requirements.***

DRIVEWAYS

TR24. ***U2: Comment cleared; driveway width is required for fire vehicles.***

TR25. ***U1: Comment CLEARED.***

TR26. ***U1: Comment CLEARED.***

OTHER ISSUES

TR27. Trash dumpsters must be located to provide adequate access and maneuverability for service vehicles. Show the dumpster. LDC, 25-2-1067(c); TCM, 9.3.0.2.

TR28. ***U2: Comment cleared.***

TR29. Provide a list of any AECs proposed on the site plan for review.

U1: Comment Pending; list the AECs on the site plan.

U2: Comment not cleared; an approved AEC letter is required from the Case Manager.

U3: Comment not cleared; AEC letter has been approved – please add this to the site plan sheet.

TR30. Additional comments may be provided when more complete information is obtained.

TR31. U3: Comment cleared.

AW Utility Development Services - Neil Kepple - 512-972-0077

WW1. The review comments will be released once Pipeline has approved the water and wastewater utility plans. For plan review status, contact Jeff Betts with Pipeline Engineering at 512-972-2042.

AW Pipeline Engineering - Jeff Betts - 512-972-2042

Red-lined comments have been provided on the plans.

Minor comments, informal.

The red-lined plans are ready to be picked up at Waller Creek Center, 625 E. 10th Street, Suite #300, Austin, 78701.

The applicant is responsible for submitting the red-lined plans along with the updated revised plan set to the Development Services Department as part of the formal update submittal process. If the red-lined plans are not submitted with the formal update, the formal update will not be accepted for review by the Development Services Department.

Planner 1 Review - Cindy Casillas - 512-974-3437

THE FOLLOWING COMMENTS APPLY PRIOR TO THE RELEASE OF THE SITE DEVELOPMENT PERMIT.

P1. FYI – An appointment is required in order to receive the site development permit. The permit will be released after the flash drive has been submitted with the Intake Staff and the site plan approval blocks have been finished. Contact the Planner I listed above at Cindy.casillas@austintexas.gov to set up an appointment to receive the site plan permit.

P2. FYI – Fill out the Site Plan Approval blocks with the following information in **bold**.

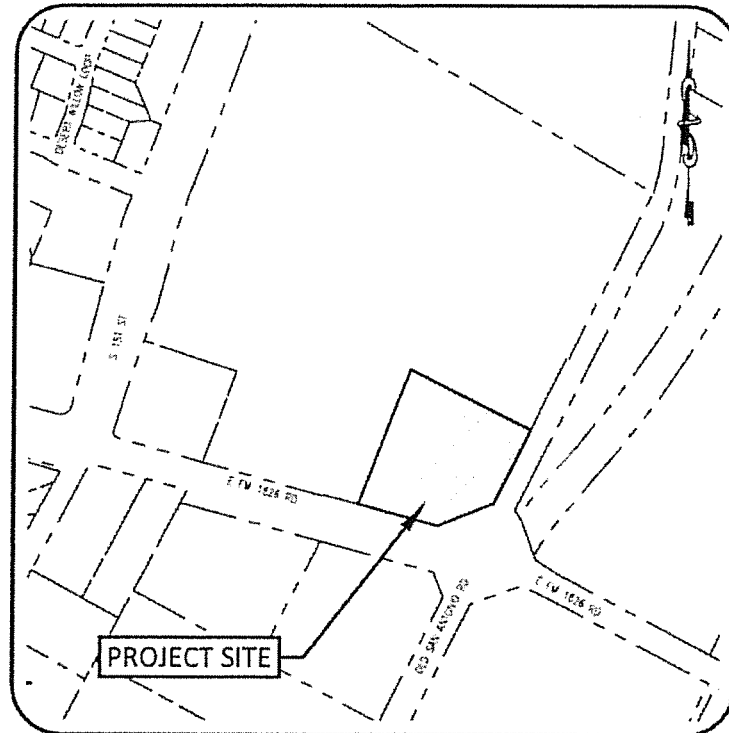
- **Sheet numbers**
- File number: **SPC-2016-0287C**
- Application date: **June 17, 2016**
- (if the case is administrative) Under Section **112** of Chapter **25-5** of the City of Austin Code
- (if the case is approved by Commission) Under Section **142** of Chapter **25-5** of the City of Austin Code
- Case Manager: L Courtney
- Zoning:

If the Site Plan Approval Blocks are not filled out, the applicant will need to make an appointment to fill them out by hand. If the applicant wishes the Planner 1 to fill them out, there could be a delay in receiving the site development permit.

P3. FYI – FLASH DRIVE REQUIREMENT

All applications submitted for completeness check after 5/10/10 for Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plans will require the additional items listed in Exhibit VII of the application packet on a USB flash drive prior to release of permit. The flash drive must be taken directly to the Intake Department by the applicant after site plan approval. For more information, contact the Intake Staff.

End of report



LOCATION MAP
NOT-TO-SCALE

MAPSCO - PAGE # 703
GRID NUMBER - L11



COVER SHEET
C1.0
SHEET 1 OF 3

MAPSCO - PAGE # 703
GRID NUMBER - L11

REVISIONS / CORRECTIONS

NO.	DESCRIPTION	REVERSE (B AND D) SHEET NO.'S	TOTAL NUMBER OF SHEETS IN PLAN SET	NET COVER (AMP) (SQ. FT.)	TOTAL SHEET COVER (AMP) (%)	CITY OF ALABAMA APPROVAL / DATE	CITY COUNCIL APPROVED

COMPLIANCE WITH THE COMMERCIAL AND MULTIFAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTIFAMILY COMPLEXES, BUSINESSES, AND OFFICE BUILDINGS.

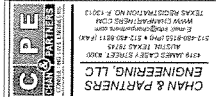
APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVAL MAY BE NECESSARY.

THE DISTURBED AREAS WITHIN THIS PROJECT SHALL BE RESTORED AND ALL PERMANENT EROSION/SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE RELEASE OF FISCAL SECURITY FOR THE PROJECT.

IF THIS SHEET IS NOT 36" X 24", IT IS A REDUCED PRINT.

Dec 23, 2016 9:42am

Drawing name: C:\E3\Codes Creek Fire\MS100 DRAWINGS\Supervisors\1123 - C COVER.dwg



AUSTIN ONION CREEK
FIRE & EMS STATION
11112 OLD SAN ANTONIO ROAD
AUSTIN, TEXAS 78748



REVISIONS	DATE	BY	CHKD	PROJECT NO.
	12/21/2016	CD	JMK	214106.00

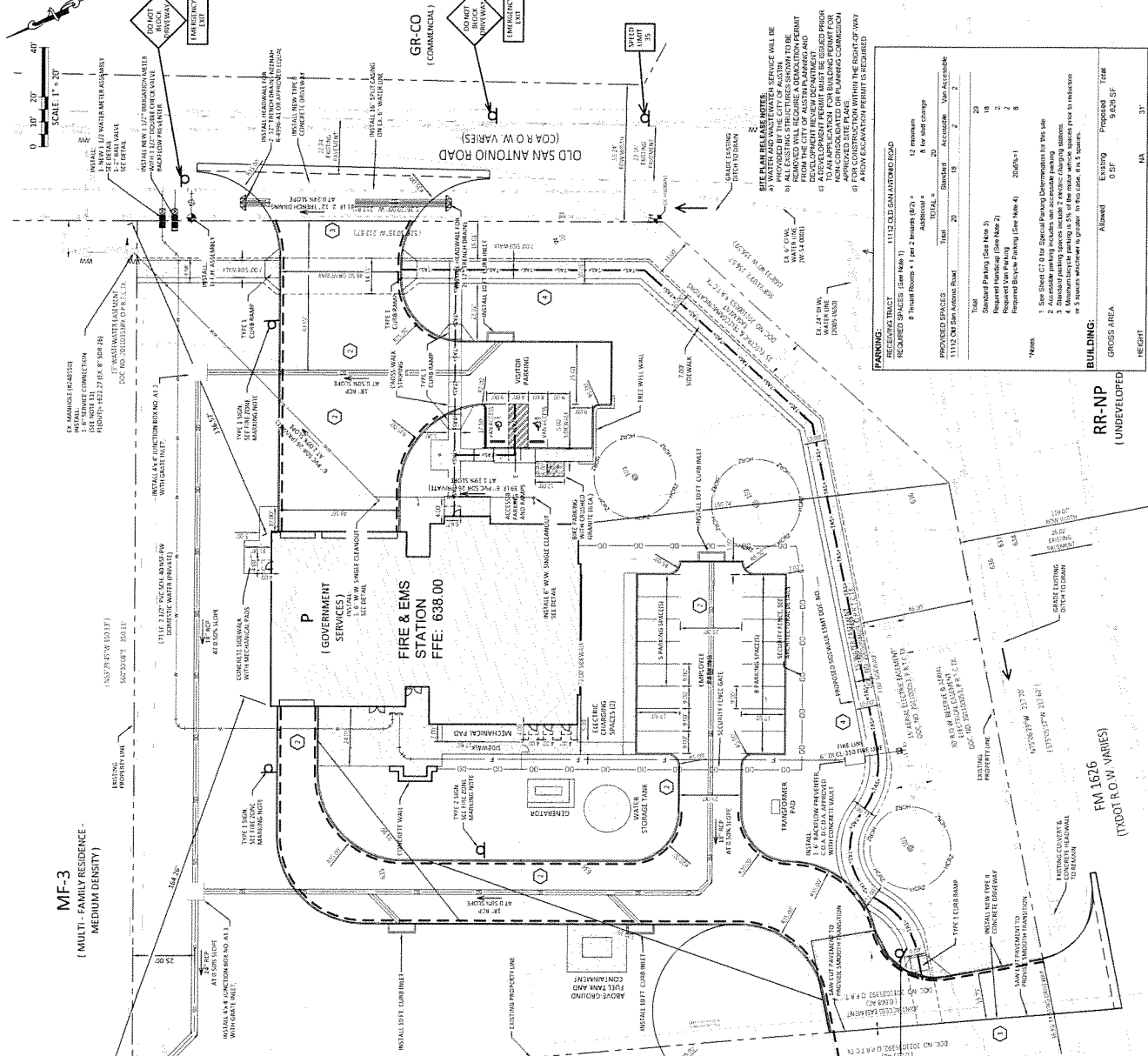
SITE PLAN
SHEET 5 OF 35
C2.0

SITE LEGEND

- PROJECT BOUNDARY LINE
- EXISTING & NEW PROPERTY LINE
- EXISTING & NEW DRIVEWAY
- EXISTING & NEW SIDEWALK
- EXISTING & NEW FENCE
- EXISTING & NEW UTILITY
- EXISTING & NEW LANDSCAPE
- EXISTING & NEW PAVING
- EXISTING & NEW LIGHTING
- EXISTING & NEW SIGNAGE
- EXISTING & NEW STRUCTURE
- EXISTING & NEW EQUIPMENT
- EXISTING & NEW FURNITURE
- EXISTING & NEW PLANTING
- EXISTING & NEW MATERIALS
- EXISTING & NEW FINISHES
- EXISTING & NEW ACCESSORIES
- EXISTING & NEW DETAILS
- EXISTING & NEW NOTES

NOTES

- ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. ANY NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DEPARTMENT STANDARDS.
- ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN DEVELOPMENT CODE (SECTION 252.001).
- ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN DEVELOPMENT CODE (SECTION 252.002).
- ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN DEVELOPMENT CODE (SECTION 252.003).
- ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN DEVELOPMENT CODE (SECTION 252.004).
- ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN DEVELOPMENT CODE (SECTION 252.005).
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- ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN DEVELOPMENT CODE (SECTION 252.020).



ADDITIONAL NOTES TO IMPROVE CONNECTIVITY KEY

- PROVIDE BICYCLE CONNECTION TO ADJACENT FAMILY RESIDENCE DEVELOPMENT
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NOTES

- ALL EXTERIOR LIGHTING SHALL BE FULLY SHIELDED IN ACCORDANCE WITH SUBCHAPTER 2.5. ALL SITE LIGHTING TO BE SUBCHAPTER 2.5. AND ALL BE REVIEWED DURING BUILDING PLAN SUBMITTAL TO THE CITY OF AUSTIN. ALL LIGHTING SHALL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW AND APPROVAL IN ACCORDANCE WITH SECTION 252.002.
- PROVIDE BICYCLE CONNECTION TO ADJACENT FAMILY RESIDENCE DEVELOPMENT
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Chan & Partners Engineering, LLC

4319 James Casey Street, Suite 300 Austin, Texas 78745

Phone (512) 480-8155 Fax (512) 480-8811

TBPE Firm Registration No. F-13013

www.chanpartners.com

June 17, 2016

Case Manager

Planning and Development Review Department

City of Austin

505 Barton Springs Rd. 4th Floor

Austin, Texas 78704

**RE: Austin Onion Creek Fire & EMS Station
Consolidated Administrative Site Plan and Site Development Permit Application
Engineer's Summary Letter & Report**

Dear Case Manager:

On behalf of City of Austin, Chan & Partners Engineering, LLC (CPE) is pleased to submit the application materials required for site plan and site development permit review and approval for the referenced project. This letter summarizes the proposed development. For more detailed discussion, please refer to the "Site Development Engineering Report".

1. Introduction

The proposed project is a new City of Austin Onion Creek Fire and EMS Station (Station), located at the intersection of F.M. 1626 and Old San Antonio Road. The Station will house fire and EMS personnel in a growing area of south east Austin. The Station (9,626 SF floor area) will have three bays and will have the ability of sleeping 16 personnel to serve the surrounding community.

The Structure, 31 feet tall, one story, with mechanical mezzanine, will be situated on 2.508 acres with 1.57 acres left open and permeable with a FAR (floor-area ratio) of 0.08. Surrounding this site on two sides is the Colonial Grand at Double Creek multi-family development, which is just south of Akins High School. Capital Metro serves the community at a bus stop between Colonial Grand and Akins, which is a half mile walk from the project site.

A new 7-foot wide sidewalk, fully shaded, will be constructed along the site fronting Old San Antonio Road and fronting F.M. 1626.

2. Existing Site Conditions

The site gently slopes to the northwest corner to an existing storm drain area inlet at about 0.6 to 1 percent. There are no existing structures on site; however, there is approximately 3,952 SF of concrete slabs remaining from previously removed structures.

There are 9 trees on site and no trees within the street rights-of-ways; 5 trees are classified as "Protected" and 1 tree is classified as "Heritage". Sheet C2.1 of the Site Development Permit (SDP) drawings provides the tree survey information. Some of the trees will be removed to make the project viable (see section 12 discussion). The removal of trees will be mitigated in accordance with City of Austin (CoA) environmental and landscape regulations.

Chan & Partners Engineering, LLC

Consulting Civil Engineers

The property is bound on the west and north sides by the Colonial Grand at Double Creek multi-family development. The property is bound on the east side by two-lane Old San Antonio Road (CoA right-of-way and roadway) and on the south side by two-lane F.M. 1626 (TxDOT right-of-way and roadway).

The property has several utility easements, in addition to the abutting roadway rights-of-ways (see the property Plat on sheet C1.3 of the SDP drawings):

- Drainage Easement (Document No. 2011035390). The existing area inlet at the northwest corner of the property, to which site drainage is discharged, is located within this easement.
- Wastewater Easement (Document No. 2011035389). The existing wastewater manhole at the northeast corner of the property, to which wastewater service is discharged, is located within this easement.
- 15-ft Electric and Telecommunications Easement (per Plat). The existing overhead conduits and poles are routed along the east property line within this easement, immediately adjacent to the Old San Antonio Road ROW.
- 30-ft ROW Reserve & Aerial Electric Easement (per Plat). The existing overhead conduits and poles are routed along the south property line within this easement, immediately adjacent to the F.M. 1626 ROW. This ROW reserve gives TxDOT the right to widen F.M. 1626 in the future.
- 15-ft Aerial Electric Easement (per Plat). This easement provides an alignment for relocation of the existing overhead conduits and poles in case F.M. 1626 is widened in the future, necessitating relocation of the power line.
- 15-ft Water Easement (per Plat). An existing 24-inch water main is routed within this easement, immediately adjacent to the ROW Reserve along the F.M. 1626 ROW.
- Joint Use Access Easement (Document No. 2011035390). An existing driveway off F.M. 1626 is located within this easement at the southwest corner of the property. This joint-use driveway allows access to the site and to the adjacent Colonial Grand multi-family development.

Existing utilities at (or near) the site include the following:

- 24-inch water main along the south side of the site (within the 15-ft Water Easement);
- 6-inch water main along the east side of the site (within the Old San Antonio Road ROW);
- 8-inch wastewater stub-out from an existing 4-ft diameter manhole at the northeast corner of the site (within the Wastewater Easement);
- One fire hydrant coming off the 6-inch water main on the east side of the site;
- One storm water area inlet at the northwest corner of the site that discharges to the storm water quality treatment and detention pond (within the Drainage Easement);
- Power poles and conduits along the south and east sides of the site (within the Electric and Telecommunications easements);
- Natural gas line along the south side of F.M. 1626.

Sheet C1.3 of the SDP drawings shows the existing utilities at the site.

A geotechnical investigation was performed for the site. The field investigation was conducted on October 20, 2015, which consisted of drilling and sampling four borings to a depth of 20 feet to determine the subsurface stratigraphy and to obtain samples for laboratory testing; performance of laboratory tests to determine physical and engineering characteristics of the soils; and performing engineering analysis to

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develop geotechnical engineering recommendations for the proposed site improvements. The findings of the geotechnical field investigation and laboratory testing are summarized as follows:

- The Project Site is located in an area of Tributary Terrace Deposits (Qtt) formations with an average thickness of 20 feet, and generally consisting of unconsolidated limestone gravel, sand, and mud. The Tributary Terrace Deposits are derived from Cretaceous deposits within the Onion Creek drainage area.
- Highly plasticity cohesive soils (CH) were encountered at the surface to a depth of 4 feet, underlain by sandy soils with varying amounts of clay and gravel (SC/CL) to the 20-ft termination depth of the borings.
- The highly plastic cohesive soils (CH) are considered to have moderate to high tendency to swell or expand when the moisture content increases and to have overall shrinkage of the soil mass when the moisture content decreases. The estimate Potential Vertical Rise (PVR) for the in-situ soils is 1.39 inches.

3. Zoning and Legal Description

The site is located within the City of Austin (CoA) limits and is currently zoned "P", Public.

The legal description of the lot is: "Lot 3, Block A, Colonial Grand at Cityway Subdivision". Lot 3 is an outparcel of the Colonial Grand subdivision. The Plat is shown on sheet C 1.2 of the SDP drawings.

4. Impervious Cover

The site (Lot 3 of the Plat) is currently not in use. The total existing impervious cover on the site is 5.8 %. The proposed improvements will increase the impervious cover to 38.6 % on the site. The following table summarizes the existing and proposed impervious cover:

NET AREA OF SITE:	2.508 AC	109,235 SF		
ZONING: P	2.508 AC	109,235 SF		
IMPERVIOUS COVER (IC):		Allowed	Existing	Proposed
TOTAL BLDG/ROOF			0 SF	9,162 SF
SIDEWALKS/MISC			3,985 SF	7,840 SF
PARKING/DRIVES			2,395 SF	25,211 SF
I.C. (%)		80.00%	5.8%	38.6%
I.C. TOTAL		87,388 SF	6,381 SF	42,214 SF

The site (Lot 3) was permitted under CoA Site Development Permit SP-2010-0246C for a maximum impervious cover of 80% with respect to storm water quality treatment (see Section 8) and storm water detention (see Section 9).

5. Watershed and Floodplain

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The project is located within the Onion Creek Watershed, which is classified as a Suburban Watershed. The Federal Emergency Management Agency's Flood Insurance Rate Map No. 48453CO595J (dated September 26, 2008), shows that there is no floodplain within the site. There is no Critical Water Quality Zone (CWQZ) or Water Quality Transition Zone (WQTZ) within the site.

6. Site Demolition

The existing concrete building slabs will be demolished and removed to provide pervious cover and to provide space for the proposed new Station improvements. The existing joint-use driveway at the southwest corner of the property will be demolished and reconstructed to provide a heavy-duty driveway for the anticipated emergency vehicles. Sheet C1.3 of the SDP drawings shows the proposed site demolition.

7. Local Drainage

Under Existing Conditions, the drainage pattern trends from southeast to northwest to the existing storm drain area inlet in the northwest corner of the site. A portion of runoff from F.M. 1626 is intercepted within that roadway's shoulder ditch that drains to the west from the F.M. 1626/Old San Antonio Road intersection; the remainder of the runoff from the road surface drains to the area inlet. The hydraulic control point within the F.M. 1626 ditch is the existing joint-use driveway culvert at the southwest corner of the property. A portion of runoff from Old San Antonio Road is intercepted within that roadway's shoulder ditch that drains to the north from the F.M. 1626/Old San Antonio Road intersection; the remainder of the runoff from the road surface drains to the area inlet. The hydraulic control point within the Old San Antonio Road ditch is the ditch capacity at the northeast property boundary (the same location where the proposed Station driveway/culvert will be located).

Under Proposed Conditions, the drainage trends from the roof of the Station and flows outward from around the Station to local storm drain inlets. The storm drain inlets and collector flows are routed to the existing storm drain area inlet in the northwest corner of the property. The runoff from the roadways and along the roadway shoulder ditches continue to drain to the shoulder ditches. The capacity of the existing area inlet and storm drain collector that discharges to the existing splitter box is the hydraulic control for the site storm drains discharging to the existing water quality pond (see Section 8) and detention pond (see Section 9). The joint-use driveway culvert is the hydraulic control point for flows within the F.M. 1626 shoulder ditch, and the Station's driveway culvert on Old San Antonio Road is the hydraulic control point for flows within the Old San Antonio Road shoulder ditch.

The Colonial Grand project (SP-2010-0246C) provided for collection of local storm water runoff on the project site (Lot 3 of the Plat) at an area storm drain inlet, which was constructed in the northwest corner of the property as part of the Colonial Grand project. The storm drain inlet was constructed with a 24-inch diameter stub-out for connection to future development on the site (see sheet 33 of SP-2010-0246C). The Colonial Grand project runoff calculations, using the Rational Method and assuming 80% impervious cover on site, resulted in peak Q2/Q10/Q25/Q100 values of 7.29 cfs/11.99 cfs/15.36 cfs/21.45 cfs discharging to inlet "I-83" for Drainage Area "P83". The Colonial Grand runoff calculations served as this project's basis for the design capacity of the existing area inlet and storm drain collector system from the area inlet to the splitter box structure at the headworks of the water quality pond (see discussion in Section 8).

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The Rational Method was used to calculate runoff under existing and proposed runoff conditions for this project. For Existing Conditions, three sub-areas were included (see Sheet C3.0 of the SDP drawings): sub-basin "EX1" drains to the existing area inlet at the northwest corner of the property, sub-basin "EX2" drains to the F.M. 1626 roadway ditch, and sub-basin "EX3" drains to the Old San Antonio Road roadway ditch. For Proposed Conditions, nine sub-areas were included (see Sheet C3.0 of the SDP drawings): sub-basins "DA1" through "DA5" and "DA8" through "DA9" drains to the existing area inlet at the northwest corner of the property, sub-basin "DA6" drains to the F.M. 1626 roadway ditch, and sub-basin "DA7" drains to the Old San Antonio Road roadway ditch. Three control points were identified for peak runoff discharge comparisons between existing and proposed conditions:

Peak Inflow to Existing Area Inlet (cfs)

	2-yr	10-yr	25-yr	100-yr
Existing Conditions	0.8	1.4	2.0	3.2
Proposed Conditions	4.1	6.9	8.7	12.5
Design Capacity	7.29	11.99	15.36	21.45

Peak Flow at Joint-Use Driveway Culvert at Southwest Corner of Property (cfs)

	2-yr	10-yr	25-yr	100-yr
Existing Conditions	0.6	1.1	1.5	2.3
Proposed Conditions	1.0	1.7	2.2	3.4

Peak Flow at Old San Antonio Road Property Corner (cfs)

	2-yr	10-yr	25-yr	100-yr
Existing Conditions	0.7	1.1	1.5	2.3
Proposed Conditions	0.7	1.1	1.5	2.2

The hydrologic runoff calculations indicate the following conclusions:

1. Proposed conditions peak runoff rates to the existing storm drain area inlet in the northwest corner of the property are well below peak design capacity for the collector system.
2. Proposed conditions peak runoff rates within the Old San Antonio Road shoulder ditch are equal to or less than peak runoff rates under existing conditions. Hydraulic calculations for the Old San Antonio

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Road shoulder ditch at the driveway culvert, $Q_{100} = 2.2$ cfs result in a Q_{100} depth of 0.48 feet (i.e. elevation 636.17), which is contained within the roadway ditch.

3. Proposed conditions peak runoff rates within the F.M. 1626 shoulder ditch are higher than peak runoff rates under existing conditions. The control point for the F.M. 1626 shoulder ditch is at the joint-use culvert. Hydraulic calculations for $Q_{100} = 3.4$ cfs at the culvert result in a Q_{100} depth of 0.76 feet (i.e. elevation 636.11), which is contained within the roadway ditch.

8. Storm Water Quality Treatment

The project site (Lot 3 of the Plat) was part of the Colonial Grand subdivision and development (SP-2010-0246C). Sheet 25 of SP-2010-0246C states that water quality treatment is provided for development on this lot for up to 80% impervious cover. Sheet 42 of SP-2010-0246C states that the water quality pond is sized for 2.0 acres of impervious cover on this site (identified as Lot 3).

According to Sheet 42 of SP-2010-0246C, the water quality pond is a sedimentation/filtration pond. The Water Quality Volume (WQV) from the site is diverted into the water quality pond via a splitter box at the headworks of the water quality pond and detention pond (discussed in Section 9).

The storm water quality treatment pond is contained within a 11.047-acre Drainage Easement (Document No. 2009204795). The Drainage Easement is shown on the Plat, sheet C1.2 of the SDP drawings.

9. Storm Water Detention

The project site (Lot 3 of the Plat) was part of the Colonial Grand subdivision and development (SP-2010-0246C). Sheet 25 of SP-2010-0246C states that storm water detention is provided for development on this lot for up to 80% impervious cover.

According to Sheet 40 of SP-2010-0246C, storm water detention is provided by detention storage and three submersible pumps of total combined capacity of 22 cfs discharging into 8-inch and 24-inch force mains.

The storm water detention pond is contained within a 11.047-acre Drainage Easement (Document No. 2009204795). The Drainage Easement is shown on the Plat, sheet C1.2 of the SDP drawings.

10. Critical Environmental Features

From visual observation, there are no known Critical Environmental Features (CEF) on the site.

11. Erosion and Sedimentation Control (ESC) Measures

Temporary erosion and sedimentation control measures will be installed in accordance with the CoA Environmental Criteria Manual. An engineer's estimate of the installation cost of erosion and sedimentation controls will be provided upon City staff approval of the ESC plan. All disturbed areas not covered with impervious cover will be stabilized and landscaped proper to removal of temporary controls. Sheet C2.1 of the SDP drawings provide the ESC Plan.

12. Tree Removal and Protection

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There are nine existing trees on site (see tree survey on sheet C2.1 of the SDP drawings). Six existing trees need to be removed because either the trees are within the footprint of the structural elements of the Station (i.e. building foundation or driveway) or proposed cut/fill/improvements infringe too far into the critical root zone. The proposed tree removal plan was reviewed and approved by CoA Arborist Keith Mars (Per email dated November 24, 2015). Tree mitigation for trees removed was calculated in accordance with the CoA Environmental Criteria Manual. Mitigation calculations are included on the Landscape Plan (see sheet L100 of the SDP drawings).

The remaining three trees will be protected with protective fencing during construction (see tree protection plan on sheet C2.1 of the SDP drawings). Restrictions on cut/fill within the Critical Root Zones (full, ½, ¼) are followed in the proposed grading plan (see sheet C4.0 of the SDP drawings).

13. Transportation

Two roadways abut the project site (see sheet C1.3 of the SDP drawings):

- Old San Antonio Road bounds the east side of the project site. Old San Antonio Road is a CoA roadway with variable ROW width. It has two drive lanes (pavement width of 21.50 feet at the site), no paved shoulder and a shoulder drainage ditch. The posted speed limit south of its intersection with F.M. 1626 is 45 MPH, but there is no posted speed limit north of its intersection with F.M. 1626, including its approach to Akins High School. Traffic on Old San Antonio Road must stop (by stop sign) to F.M. 1626 traffic.
- F.M. 1626 bounds the south side of the project site. F.M. 1626 is a TxDOT roadway with variable ROW width. It has two drive lanes (pavement width of 26.31 feet at the site), no paved shoulder and a shoulder drainage ditch. The posted speed limit is 55 MPH. Traffic on F.M. 1626 has the right of way with respect to traffic on Old San Antonio Road. There is an existing joint-use driveway at the southwest corner of the property that provides access off F.M. 1626 onto this site and onto the adjacent Colonial Grand site for emergency vehicles.

It is proposed to post a 35 MPH speed limit on Old San Antonio Road at the Station for north-bound and south-bound traffic, under consultation with CoA Transportation Department:

- There are no posted speed limit signs on the roadway north of its intersection of F.M. 1626.
- There is school traffic associated with Akins High School on this roadway segment.
- There are students walking to and from Akins High School along the roadway shoulder (there are no existing sidewalks).
- The primary Station driveway exit for emergency vehicles is onto Old San Antonio Road.
- The CoA Transportation Department proposed posted speed limit for the proposed Stablewood Drive that will connect Old San Antonio Road to the I.H. 35 access road will be 35 MPH.

The Station will be staffed with approximately 16 personnel per shift. Even with emergency vehicle responses, total Site Generated Traffic is anticipated to be less than 300 vehicle trips per day.

The total area of the Station will be 9,626 square feet. Past experience with personnel and public parking requirements for similar fire and EMS stations indicates a vehicular parking ratio of 1 space per 500 SF is reasonable. At this ratio, a total of at least 20 vehicular parking spaces will be required; 20 total parking

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spaces are proposed (see sheet C2.0 of the SDP drawings). Of the 20 proposed vehicular parking spaces, 18 will be standard spaces, 2 will be van-accessible spaces, and 2 will be electric charging spaces.

There must be at least 2 bicycle parking spaces plus an additional 1 bicycle parking space is added for compliance with Sub-Chapter E (3 total bicycle parking spaces are proposed).

There will be at least 2 parking lots: fence-secured employee parking lot (16 spaces) on the south side of the Station and public parking lot (4 spaces) on the east side of the Station. The van-accessible parking spaces will be located in the public parking lot (see sheet C2.0 of the SDP drawings).

14. Subchapter E, Connectivity, and Sustainability

For Land Development Code (LDC) Sub-Chapter E purposes, Austin Fire Department (AFD) has selected F.M. 1626 as the "Principal Street". F.M. 1626 and Old San Antonio Road are classified as "Suburban" roads for Sub-Chapter E purposes. The Project will not be in strict compliance with Sub-Chapter E requirements with respect to the following elements:

- Section 2.2.4.B Sidewalks: A 7-ft side planting zone plus a 5-ft wide clear zone sidewalk is required along F.M. 1626 and along Old San Antonio Road (the 12-ft section begins at the curb line). However, both roadways do not have curb/gutter, but have shoulder ditches and relatively wide easements along the ROWs, making compliance with the sidewalk vision of Sub-Chapter E to not be practical.
- Section 2.2.4.C Building Placement: The façade of the building is encouraged to be placed along the sidewalk clear zone, which is not practical under existing adjacent roadway, drainage and easement conditions and the need to provide sufficient distance between the vehicle bays and sidewalk to allow for emergency vehicle maneuvering.
- Section 2.2.4.C Building Placement and Vehicle Parking: If the building façade is not constructed along the sidewalk clear zone and if parking is situated between the building and the Principal Street (i.e. F.M. 1626), then the project must comply with Connectivity requirements of Sub-Chapter E.

The following elements are incorporated into the Project as Alternative Equivalent Compliance for sidewalks and building placement and for connectivity enhancements:

- 7-ft wide sidewalk along Old San Antonio Road and along F.M. 1626;
- Green Zone next to the proposed sidewalk with a width of at least 8 feet;
- Shading trees along the proposed sidewalk outside the power line easement to allow greater flexibility in selection and spacing of shade trees;
- Design proposed sidewalks for future connections to crosswalks at the F.M. 1626/Old San Antonio Road intersection and for connection to future sidewalk to be constructed along the west shoulder of Old San Antonio Road;
- Native restoration in the ROW areas (plantings of Urban Meadow seed mix);
- Family patio area;
- Shaded picnic areas;
- Visitor and employee bike parking;
- Screening and buffering along property lines;
- Increased number of bicycle parking above the minimum required by the Code;

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- Employee shower units for bicycle users.

This project will be minimum LEED Silver rated. Following are some of the sustainability benefits that will be incorporated into this Project:

- Rain water harvesting, using 18,500 gallon tank;
- 100% Green Power;
- Bike storage with changing rooms;
- Shower facilities;
- Electric charging stations for vehicles (2 stations);
- Preferred parking for low emitting and fuel efficient vehicles;
- Native and drought tolerant landscaping;
- Reduced irrigation;
- Domestic water use reduction;
- User-controlled thermal comfort and lighting;
- 90% of occupied spaces have views to the exterior;
- Reduced heat island effect (roof and pavement);
- Low emitting glass;
- Variable refrigerant volume HVAC systems;
- Use of natural daylight;
- FSC certified wood;
- Natural ventilation;
- Recycled content in products;
- Zero VOC paint;
- Low VOC content in adhesives, sealants and coatings;
- Low emitting flooring systems and composite wood and agri-fiber products;
- Maximized open space;
- Reduced light pollution;
- Recycled or salvaged minimum 75% construction waste;
- Minimum 20% regional materials.

15. Utility Services

Existing utilities are discussed in Section 2. Domestic water demand is summarized as follows (see sheet C6.0 of the SDP drawings):

- Water Fixture Units = 150
- Domestic Water Demand = 82 GPM
- Irrigation Demand = 50 GPM.

Combined Domestic plus Irrigation water service is proposed to be provide by a 3-inch tap into the existing 6-inch water main along Old San Antonio Road. Domestic and irrigation service lines will "Tee" off from each other to a 1-1/2" irrigation meter and to a 2-inch domestic water meter. Double-check valve backflow preventers will be installed at the irrigation water meter and at the domestic water meter (because of the

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installation of proposed rainwater collection re-irrigation system). A 2-1/2-inch domestic water line will provide service to the Station.

Fire hydrant testing (see Section 16) indicated a local static pressure of at least 90 PSI. A Pressure Reducing Valve (PRV) will be installed in the Station to reduce static pressure to be no greater than 65 PSI.

Original construction of the Colonial Grand project (SP-2010-0246C) provided an existing 4-ft diameter wastewater manhole with 8-inch stub-out at the northeast corner of the site or provide for wastewater service connection (see sheet C6.0). A 6-inch wastewater line is proposed for service for the Station. The wastewater line will connect to an oil-water separator and to a grease trap installed on the east side of the Station.

Natural gas service will be provided by Texas Gas Service. The closest existing gas line is along the south shoulder of F.M. 1626. A new gas line will be routed to the north, under F.M. 1626, to the west side of the Station.

An emergency generator located on the west side of the Station will provide emergency power backup.

16. Fire Protection

Austin Fire Department (AFD) conducted fire hydrant testing on 11/17/2015 of the existing fire hydrants along Old San Antonio Road with the following results:

Residual Hydrant (#213557): Static Pressure = 90 PSI; Residual Pressure = 83 PSI.

Flow Hydrant (#213491): Static Pressure = 94 PSI; Velocity Pressure = 48 PSI; Flow Rate = 1,163 GPM.

Projected available flow calculated at 20 PSI residual pressure = 4,031 GPM.

The Station is proposed to have a fire sprinkler system. With a building type of "V-B" and building size of 9,626 SF, total fire flow demand is 1,500 GPM. The sprinkler flow demand is currently estimated to be 600 GPM, resulting in a minimum fire hydrant flow demand of 900 GPM. Based upon the fire hydrant testing, the 6-inch water main will provide adequate fire flow.

A 6-inch fire service line for the sprinkler system is proposed. The velocity of 600 GPM within a 6-inch DI pipe fire line is 6 FPS, well under the maximum 20 FPS velocity limit. The 6-inch fire line will connect to the existing 6-inch water main along Old San Antonio Road. A backflow preventer will be installed on the fire line (see sheet C6.0 of the SDP drawings).

Since there is only one existing fire hydrant at the site (#213557), another fire hydrant is proposed to provide fire hose coverage from two hydrants (see sheet C6.0 of the SDP drawings).

17. Variances/Waivers

No waivers to the CoA Land Development Code are needed for this Project. However, the following waivers to the City Standard Details may be needed:

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1. The Geotechnical Report recommends a Heavy Duty reinforced concrete pavement section for the emergency vehicle traffic as follows:

Reinforced Concrete: 10 inches

Flexible Base: 6 inches

Lime Stabilized Subgrade: 8 inches

CoA Standard Detail 433S-2 for Type II Driveway is proposed to be modified to comply with the Geotechnical Engineer's recommendations for Heavy Duty pavement section. The Structural Engineer will determine the reinforcing steel and jointing requirements.

CoA Standard Detail 432S-1 for Sidewalk is proposed to be modified to comply with the City-wide ADA sidewalk improvements project details for sidewalks over high plasticity sub-grades

I hereby certify to the best of my knowledge that the plans are complete and accurate and are in compliance with the City of Austin Land Development Code. If you have any questions or comments or need additional information, please contact us at any time.

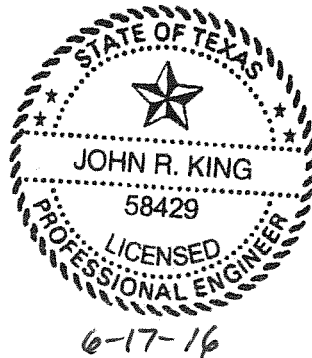
Sincerely,

CHAN AND PARTNERS ENGINEERING, LLC.



John R. King, P.E.

Vice President



DOUCET CHAN

Division of Doucet & Associates, Inc.

December 23, 2016

Ms. Lynda Courtney
Development Review Department
City of Austin
505 Barton Springs Road
Austin, Texas 78704

RE: Austin Onion Creek Fire & EMS Station
SPC-2016-0287C
Alternative Equivalent Compliance (AEC) Approval Request

Dear Ms. Courtney:

This letter summarizes our formal request for approval for Alternative Equivalent Compliance (AEC) to the Sub-Chapter E Commercial Design Standard as described below for the referenced project. Our specific requests and justifications for AEC are as follows:

1. **Sub-Chapter E Requirement:** Sidewalks, designed in accordance with the Commercial Design Standards, are required along Suburban Roadway (Paragraph 2.2.4.B). The sidewalk section shall consist of two zones: (i) Planting zone must be 7 feet minimum, must be continuous, and located adjacent to curb, and (ii) Clear Zone must be 5 feet minimum (Paragraph 2.2.3.B.1-2).

Requested AEC: As an AEC to the required sidewalk section planting and clear zone widths and configurations of Sub-Chapter E Paragraphs 2.2.4.B and 2.2.3.B.1-2, it is requested that: (1) the sidewalk clear zone and planting zone be flipped so that the clear zone is adjacent to the street and the planting zone is between the sidewalk and the building, (2) the clear zone be aligned along and immediately outside the existing 15-ft wide electric and telecommunications easement rather than along the street curb (which does not exist), (3) the sidewalk clear zone be 7-ft width, and (4) the planting zone be 8 feet width.

Reason for Requested AEC: The project site is on the corner bound by two streets (Old San Antonio Road and FM 1626) which do not have curb and gutters, but have shoulder drainage ditches which preclude the construction of sidewalks within the ditches. Along Old San Antonio Road's Right-of-Way, there is an adjacent 15-ft wide electrical and telecommunications easement which precludes the construction of sidewalks and trees from the easement and from under the power line. Along FM 1626 there is a 30-ft wide R.O.W. reserve and aerial electrical easement adjacent to the TxDOT roadway right-of-way for future expansion of the roadway (which is already occurring along the roadway). Adjacent to the R.O.W. reserve is a 15-ft wide aerial electric easement which precludes the construction of sidewalks and trees from the easement and from under the power line. The sidewalk along both roadways is proposed to be aligned immediately adjacent, but outside the existing 15-ft wide electric and telecommunications easements and R.O.W. reserve so to be outside the restrictions of construction of the sidewalk and planting of shade trees within the easements. Rather than plant the shade trees immediately next to the power line easement, it is proposed to flip the sidewalk clear and planting zones so that the clear zone is next to the power line easement and the trees are on the other side of the sidewalk, away from the easement restrictions on trees being too close to power lines. It is also proposed to make the sidewalk clear zone to be 7 feet wide to facilitate pedestrian access along the sidewalk and to make the planting zone 8 feet wide to facilitate the planting of shade trees along the sidewalk.

2. **Sub-Chapter E Requirement:** Surface parking is prohibited within 100 feet of the corner unless landscape buffering is provided between the parking area and the sidewalk and 100% of the building frontage that faces the principal street is built to the clear zone (or supplemental zone if provided). (Paragraph 2.2.4.E).

COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.

DOUCET CHAN

Requested AEC: As an AEC to allowing surface parking within 100 feet of the corner but not constructing 100% of the building frontage that faces the principal street to be built to the clear zone (or to a supplemental zone) of Sub-Chapter E Paragraph 2.2.4.E, it is requested that (1) surface parking be allowed to be constructed within 100 feet of the corner, (2) landscape buffering be provided between the parking area and the sidewalk, (3) the building frontage not be required to be built to the clear zone (or to a supplemental zone), and (4) additional public amenities be provided between the face of the building and the sidewalk that consist of a crushed granite gravel path that connects the public bicycle parking area with the sidewalk and installation of benches along the crushed granite gravel path for public use.

Reason for Requested AEC: The site needs two separate parking lots: a secured lot for the Fire/EMS personnel and a public lot at the main entrance. The site constraints of needing two parking lots and situation of the parking lots relative to the building require parking to be within 100 feet of the corner. The Fire/EMS building needs to be located off the Right-of-Way lines to provide for sufficient parking and maneuvering space for the emergency vehicles on the ingress and egress sides of the building, thus precluding the building face from being built to the sidewalk clear zone. Situating the building face off the sidewalk clear zone creates open space between the building and sidewalk to be able to construct a crushed granite gravel path from the sidewalk to the proposed bicycle racks at the main entrance and to install benches along the path. The proposed crushed granite gravel path and the benches are shown on Sheet L100 (see attached).

The above summary demonstrates that the project has valid and justifiable reasons to request AEC to Sub-Chapter E. Please let me know if you have any questions or need any additional information. We appreciate your assistance on this public project.

Sincerely,

Doucet + Chan



John R. King, P.E.
Senior Project Engineer



TO: John King, PE; Doucet-Chan and Associates
CC: Danielle Morin, Land Use Review – Transportation
FROM: Lynda Courtney, Land Use Review – Site Plan
DATE: January 25, 2017
SUBJECT: **Alternative Equivalent Compliance for Austin Onion Creek Fire and EMS Station
Case # SPC-2016-0287C**

The Development Services Department has reviewed and approved your request for alternative equivalent compliance dated October 31, 2016, pursuant to Subchapter E for the subject property. The City of Austin's findings for the requested Alternative Equivalence Compliance as follows:

Sub E § 2.2.3.B.1-2: Relationship to Sidewalks
Sub E § 2.2.4.E: Corner Sites

Sub E §2.2.3.B.1-2: Relationship to Sidewalks

AEC is requested for the following: Old San Antonio Road and FM 1626 were built with curb and gutter and the shoulder drainage ditches would require sidewalks to be built in the ditch if constructed according to Subchapter E standards. Multiple easements limit the planting of trees. The request is for the proposed sidewalk and landscape zone to be flipped due to the constraints of the site. **The AEC request falls within the criteria per LDC § 1.5.4 B:**

The proposed alternatives of widening both the clear zone and the planting zone achieves the intent of the subject Article of this Subchapter from which the alternative is sought, to the extent practicable, as shown on site plan SPC-2016-0287C. Shade trees are proposed to be planted on the inside of the sidewalk, outside the electrical and telecommunication easements.

Sub E § 2.2.4.E: Corner Sites


AEC is requested for the following: Surface parking is prohibited in a 100' rectangle formed by the intersection of the curb tangents on Suburban Roads. **The AEC request falls within the criteria per Sub E § 1.5.4 B.1:**

Characteristics unique to the use of this site make strict compliance impracticable or unreasonable.

Landscape buffering is provided between the parking area and the sidewalk according to 2.2.4.E.1a;but Fire truck and emergency vehicle maneuvering does not allow for the building to be fully pulled up to the clear zone per 2.2.4.E.1b. Additional pedestrian amenities are proposed on site to better connect the building to the ROW.

The proposed alternative achieves the intent of the subject Article of this chapter to the extent practicable, as shown on site plan SPC-2016-0287C.

If you have any questions about this determination, please contact Lynda Courtney at Lynda.courtney@austintexas.gov, or 512-974-2810.


Lynda Courtney, Case Manager